

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, October 1, 2012 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Elizabeth Kehoe, Michael Szakaly, John West, Michael Gentile and Kelly Smith

Commissioner(s) Absent:

Staff Present: Lisa Abbott, Doris Sims and Janet Roberts

Other(s) Present: Margie Rice, Corporate Council; Danise Alano, Economic Development Director; Susan Failey, Assistant City Attorney; Lynn Coyne, Assistant Vice President for Real Estate; Jeff Schemmer, Dispatch; Janelle Benedict, Deputy Police Chief; Jeff Cockerill, Monroe County Attorney

II. READING OF THE MINUTES – None.

III. EXAMINATION OF CLAIMS. Michael Szakaly moved to approve the claims for September 14, 2012 for \$230,659.38 and September 28, 2012 for \$223,381.42. Michael Gentile seconded the motion. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Abbott reported that tomorrow is the last public input session for the Title XVI rental code and Wednesday is the final hearing for the Title VI which is the weeds and trash ordinance. The CDBG letters of intent are due later this month with applications due in December for the 2013 grant year. Staff is also working on the Neighborhood Improvement Grant process.

B. Budget Summary Report.

V. UNFINISHED BUSINESS. None.

VI. NEW BUSINESS

A. RESOLUTION 12-27: Approval of Limited and Temporary License Agreement between the City of Bloomington and the Trustees of Indiana University. Failey said she understood from the last meeting that the Commission would like a 90 day notice to vacate for the 100 square feet of space that IU would like to retain use of in the IU Press Building. The space contains IT equipment that IU wants to access in order to maintain the equipment. She said IU has agreed to the 90 day termination notice period. Failey is requesting approval of the revised resolution.

Walter said the 90 day notice period was the only issue that needed revision.

Elizabeth Kehoe moved to approve the resolution. Michael Gentile seconded the motion. Resolution 12-27 was approved by a vote of four in favor and one abstention. **ADOPTED.**

B. RESOLUTION 12-29: Approval of the Amendment to the Real Estate Purchase Agreement

between the City of Bloomington and the Trustees of Indiana University. Failey reminded the Commissioners that they considered this agreement amendment at the last meeting, but had concerns about it and voted it down at that time. She said this is an amendment to the date which IU would turn over possession of the Food Services Building to the City. She explained that IU has a large pipe organ which they were hoping to store in the Food Services Building until July 31, 2013. Since the Commissioners determined that timeframe was too long, the Trustees are asking to retain the building until May 31, 2013. Another condition of the amendment is IU will immediately turn over possession of the parking lot on Rogers Street to the City.

West asked Alano when she thought the CTP final plan will be done. Alano said it will probably be March.

Walter said with the May extension he wouldn't expect IU to ask for another extension. Coyne replied that if the new building isn't completed by then, they might need another extension.

West moved to approve the Resolution. Michael Gentile seconded the motion. Resolution 12-29 was approved by a vote of four in favor with one abstention. **ADOPTED.**

VII. BUSINESS/GENERAL DISCUSSION.

A. Dispatch Update. Rice stated the new timeline for the Dispatch Center indicates they should have final submittal of all the documents from the architect by November 5, 2012. Currently they are getting estimates for construction costs which include everything from site work, masonry, metals, mechanical, concrete, etc. totaling \$6.3 million for the project; out of that about \$4.2 million is for Transit's portion and \$2.1 for the second floor. Rice had the architects break out the actual costs for the Transit portion which they would have to pay even without the second floor. That includes such items as the site work, pavers, concrete, etc. which should still be Transit's responsibility. If there is an increase in costs because the Dispatch is going on the second floor those costs should be the City's and County's responsibility. Rice said she is asking for more detail than they are able to give her at this time, but she should have more details within the next couple of weeks.

In addition to the construction costs there will also be the furnishings and technology costs. Rice has asked Barry Collins, Rick Routon and Jeff Shemmer to give her high estimates for everything they will need to provide the furnishings and technology for Dispatch. The estimate came in at \$3.4 million; \$1.5 million of that is for the CAD system which is the major piece of equipment needed to run a dispatch center. She said there have been estimates on the CAD system from between \$600,000 to \$1.5 million.

Rice stated she will be coming to the in Commission in November with the funding request. She encouraged them to let her know prior to the meeting if they have any questions regarding the funding for this project. Rice said if the numbers don't change she will request about \$2.2 million for the construction and ask the County for their financial support for the amount necessary for the equipment and furnishings. Rice, Failey and Cockerill met today with the County Commissioners and Geoff McKim from the County Council and reviewed the numbers. Rice told the County that the RDC wants to know where they are coming from in terms of their financial support. She said the County wants to know if the RDC is comfortable with the County Commissioners' pledge of financial support knowing they are not the fiscal funding body, but knowing they will request support for the Dispatch in the timeline needed to get this done or whether the RDC is asking for Council action on the Dispatch. She stated the County Commissioners are 100% on board and can give the RDC their commitment at their next meeting.

Cockerill said the County Council has discussed how to fund the project, but they didn't have firm enough numbers on the project costs. There won't be a formal appropriation because these funds won't be spent this budget year and they probably won't have a contract for the purchase of the equipment this year which is needed in order to encumber the funds. Cockerill said McKim stated he wants to see that everything goes smoothly and moves forward. He also understands Dispatch has funds which need to be spent before the end of the year and wants to make sure they can use those funds by then. Rice said Dispatch has Stimulus funding to commit before the end of the year.

West asked Rice to repeat the numbers. She said \$6,310,431 is the total project figure and of that \$4,178,911 is for Transit and \$2,131,520 is for the second floor; the figures include contingencies. West asked if that dollar figure is for turn key construction. Rice said it is turn key. She said the figures will be more refined by the Commission meeting in November.

West asked for the totals for the fixtures, furniture, etc. Rice said it is \$3.4 million which includes the CAD system. She said she has reduced that figure by eliminating unnecessary items and using the lower estimates on some items.

Rice said they will be asking for bids on November 19th, a bid opening on December 21st and the contract awarded on December 31st. They estimate eight weeks from December 31st for site grading and utilities with final completion estimated on November 25, 2013 and the opening in 2014.

Rice stated she needs a financial commitment from the County and from the RDC in order to get the project going. West asked what portion she is asking from the RDC. She said the construction cost is \$2.1 million. She is asking the County to commit to funding the fixtures, furniture and technology. She said they have an operating agreement with the County that they will amend. She said they will come up with an amendment to share the utility costs, equipment and will discuss the salaries and benefits for the City and County Dispatch employees who are paid differently and have different benefits. They will discuss the County paying their share so there is one class of employees. They are hoping this will eliminate County employees from jumping to City job opening which causes the County to sometimes be short staffed.

West asked if their resolution will read "an amount not to exceed" a specified amount. Rice said it will. He asked if there will be contingency language in the resolution which gives the City an out in the event the County doesn't commit the funds. Rice stated she has told the County the City can't do this project on its own. If the County can't or won't fund the project, she doesn't know if it will go forward. Rice said the contingency language can be included in the resolution.

Cockerill said there are details to be worked out. He has not heard anyone say they don't want a new Dispatch center or that they are unwilling to pay an equitable share. They will have to figure out the details, but he doesn't have any doubt that it can and will be worked out.

Rice said prior to beginning this process, the City told Federal Transit Authority (FTA) that Transit will own the first floor and the City will own the second floor in fee simple. That's the agreement they reached and sent to the FTA. She said the City will take into account the ownership, the amount that each party actually ends up spending and will then talk about the long-term operating agreement.

Rice stated that they will start spending funds once the RDC appropriates the funds, which is why she has asked Cockerill to try to get a financial commitment from the County before the end of the year.

They want that assurance before they start spending the construction money.

Rice said McKim told her they have to make sure the Council has their votes in line and they haven't as yet been formally approached by the Commissioners. The Commissioners wouldn't like it if they were asked at their next meeting on Oct 9th to make a decision before they had a chance to digest the request. She explained the Commissioners won't want to appropriate the funds this year without having a contract. They won't have the contract in place by then. Rice said if they appropriated the funds this year, they would have to encumber it or it would revert. She said she thinks they can get a commitment from the Council and Commission by the end of the year.

West asked if they would begin construction before all the commitments were made. Rice said they are awarding a contract on December 31st. West asked if that would happen with or without the commitment. Rice stated they need to begin in order for Lew May to spend his \$1.7 million of Stimulus money. She is asking for the County to commit by December 31st.

Rice asked what assurances the RDC wants from the County. West said he thinks it is fiscally prudent to know what the consequences are and the contingencies that are in place if things don't fall as they are supposed to. Starting to construct a building and be unable to equip it to the extent they want and then be searching for funds isn't a position the RDC should be in.

Failey stated if the County didn't commit, the City would still need a Dispatch facility. At that point they would come back to the Commission anyway. West said that would double the City's commitment.

Rice assured the RDC that the Mayor and the Commissioners signed an MOU in April that stated they are committed to this project; they agreed to jointly share the cost of the project including everything up to equipment. She said both governments know they can't do this project on their own and know that they need a Dispatch facility. She is confident they will get the funding from the County.

A. CTP Update. Alano informed the Commissioners that staff is hosting two workshops on October 9 at the IU Printing Services Building for the public to provide feedback on draft planning concepts for the 12 acres. There is also Plan Advisory Committee meeting at which time the consultants will report on the themes heard by the public in the workshops and take guidance from the Committee on the next steps. She said the RDC members are invited to attend the Advisory Committee.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date